



Spencer.

146, Pomona Street, Off Ecclesall Road, S11 8JL

Buy —

this fabulous four bedroom, three bathroom, mid terraced student HMO property which is located close to Hallam University

— from *Spencers*.

-
- Let for 2023/24 & 2024/25
 - Four double bedrooms
 - Three bath/shower rooms
 - HMO mid terraced house
 - Article 4 compliant
 - Well presented & maintained
 - Double glazed/Gas central heating
 - EPC Rating E - Potential to be a C
 - Close to amenities
 - Annual income £19,536 for 2024/25

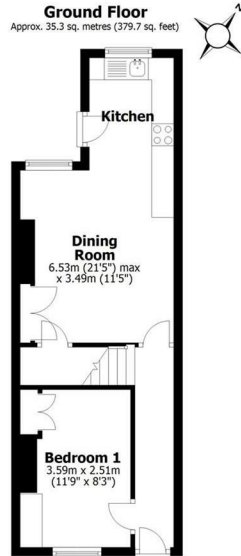


£230,000

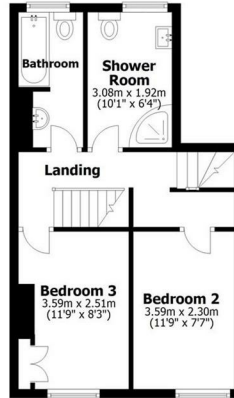


Floorplan

Ground Floor
Approx. 35.3 sq. metres (379.7 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.6 sq. feet)



Second Floor
Approx. 20.7 sq. metres (222.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

146 Pomona Street

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948